

CLYDE SHANKS

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Forward Planning Team
 Antrim and Newtownabbey Borough Council
 Mossley Mill
 Carnmoney Road North
 Newtownabbey
 BT36 5QA

BY HAND & E-MAIL

20 September 2019

Our Ref: MOY1000

E: gavinmcg@clydeshanks.com

Dear Sirs,

**REPRESENTATION TO LOCAL DEVELOPMENT PLAN (LDP) ANTRIM & NEWTOWNABBEY
 DRAFT PLAN STRATEGY, LANDS 1KM SOUTH WEST OF NUTT'S CORNER ROUNDABOUT,
 CRUMLIN, CO. ANTRIM (MOY PARK)**

I refer to the above matter and now enclose our representation relating to lands south west of Nutt's Corner Roundabout, Crumlin, Co. Antrim on behalf of our client Moy Park.

The purpose of the representation is to set out our client's ambition to have the lands considered as part of the Nutt's Corner 'Strategic Employment Location' (SEL) for the new plan period to 2030.

Introduction

The draft Plan Strategy (dPS) published in July 2019 sets out a range of strategic planning issues and is the second formal publication in the preparation of the LDP for the Antrim & Newtownabbey (A&N) council area. The dPS aims to stimulate public comment and facilitate meaningful engagement with the preparation of the LDP in order to help identify relevant local issues which should be considered at the outset.

The dPS is one of two development plan documents which, when combined with the Local Policies Plan (LPP) will form the LDP for the Borough.

Site Context

The site is located circa 1.4 miles north east of the Settlement Development Limit (SDL) of Crumlin and circa 0.66 miles south west of the Nutt's corner roundabout on land south of Nutt's Corner Road (A52) at the former RAF

Nutt's Corner Airfield. The site is in close proximity to Nutt's Corner Business Park and Lidl's Regional Headquarters and Distribution Centre – see Site Location Plan enclosed at **Annex 1**.

The site, circa 3ha in size (7.4 acres) is situated between Nutt's Corner Road and the Crumlin River and comprises a section of disused runway partly developed as a poultry farm with nine poultry houses, ancillary buildings, feed bins and hardstanding which is accessed via an existing laneway from Nutt's Corner Road. The extant Antrim Area Plan 1984-2001 identifies the site as within the countryside.

The site which is relatively flat throughout is bordered by agricultural fields to the west, grassland within the curtilage of the former airfield to the north and south and the disused runway continues to the east.

Strategic Matters

We acknowledge A&N Councils Spatial Growth Strategy which sets out how future growth of housing and employment will be accommodated within the borough and advocate the Councils intention to;

- f) *Strengthen the role of Belfast International Airport as a Regional Gateway and recognise the importance of Nutts Corner as a strategic location for employment on the Regional Strategic Transport Network.*

The Draft Plan Strategy (DPS) presents the Councils Strategic Policy in respect of employment (SP2) and notably it states at SP2.2 (p76);

'The Council will identify and safeguard a range of sites for industrial/employment activity and business use in the Local Policies Plan focussed on Metropolitan Newtownabbey, Antrim, Ballyclare, Crumlin, Randalstown, Belfast International Airport (BIA) and Nutts Corner.' [our emphasis]

The DPS also contains the Councils 'Detailed Management Policies' and Policy DM1: Economic Development – Zoned Sites and Settlement stipulates at DM 1.1 (p88) that;

'Large scale industrial development, business uses, call centres, research and development facilities, logistics and storage and distribution proposals will be directed towards Strategic Employment Locations (SELs). Acceptable uses at the Nutts Corner SEL will be limited to industrial development, transport and logistics, and storage and distribution proposals.' [our emphasis]

Given that, since the Preferred Options Paper (POP) stage, the Council have opted to downgrade both Randalstown and Crumlin from Strategic Employment Locations to Local Employment Sites thus augmenting the reason to safeguard the lands at Nutts Corner.

The Council has also published a number of evidence papers including '*Evidence Paper 3: Economic Growth*' which reinforces at that;

'The site currently operates as a key employment hub in the Borough and has evolved over time due to its highly accessible location and direct access onto the Regional Strategic Transport Network. Safeguarding this key storage and distribution hub is underpinned by evidence from the Council's Economic Strategy 2018, which forecasts continued future growth in the storage and distribution sector.' (para 11.2 p38)

Site Specific Matters

The merits of the lands in question have been set out in our previous representation submitted on 24 March 2017 at the POP stage (Council reference POP/PR/014) - see **Annex 1**.

It is not the intention of this representation to repeat those merits however, building on that previously identified in the POP representation we now highlight that the Moy Park site is identified within Area 2 of the Nutts Corner Policy Area outlined in the Development Control Advice Note (DCAN) for Nutts Corner (1995) referred to in Evidence Paper 3 – see Appendix 2. The evidence paper states at para 11.31 (p44);

'Within Policy Area 2, the DCAN recommended that proposals be considered on their merits against the general policy advice given (i.e. '...acceptable uses are those which exploit the unique assets of the former airfield area while not compromising or undermining the general development strategy as outlined in the Antrim Area Plan', DCAN para. 6.2). It further clarifies that uses such as manufacturing and retailing will be unacceptable'

This is further reinforced by DPS Policy DM 1.2 which notes at p89 that;

'The Council will protect these strategic sites and resist proposals for alternative uses except where the development is ancillary to an existing use of the site or comprises a suitable sui generis employment use that will not lead to a significant diminution of the role of the SEL.'

In closing, this representation seeks to supplement the position outlined at the POP stage and further advocates the Councils intention to designate Nutts corner as a Strategic Employment Location including our client's lands.

I trust this representation is clear in setting out our advocacy of the strategic matters and our intention to advocate the said lands moving forward to the Council Local Policies Plan preparation stage.

Should you require any further information and/or clarification, please do not hesitate to contact me.

Yours Sincerely,



Gavin McGill

Senior Planner

Enc.

cc. Mr. Brian Gibson – Moy Park

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ANNEX 1

PREFERRED OPTION PAPER REPRESENTATION

Mr. John Linden
Antrim and Newtownabbey Borough Council
Local Planning Office
Mossley Mill
Carnmoney Road North
Newtownabbey
BT36 5QA

BY E-MAIL

24 March 2017

Our Ref: MOY1000

E: gavinmcg@clydeshanks.com

Dear Mr. Linden,

ANTRIM AND NEWTOWNABBEY LOCAL DEVELOPMENT PLAN (LDP) 2030 – PREFERRED OPTIONS PAPER (POP) REPRESENTATION: LANDS 1KM SOUTH WEST OF NUTT’S CORNER ROUNDABOUT, CRUMLIN, CO. ANTRIM

I refer to the above matter and now enclose our representation relating to lands south west of Nutt’s Corner Roundabout, Crumlin, Co. Antrim on behalf of our client Moy Park.

The purpose of the representation is to set out our client’s ambition to have the lands considered as part of the ‘Rural Strategic Employment Location’ (RSEL) (see Option 2 on page 75 of POP) of Nutt’s Corner for the new plan period 2030.

Site Context

The site (Annex 1) is located circa 1.4 miles north east of the Settlement Development Limit (SDL) of Crumlin and circa 0.66 miles south west of the Nutt’s corner roundabout on land south of Nutt’s Corner Road (A52) at the former RAF Nutt’s Corner Airfield. The site is in close proximity to Nutt’s Corner Business Park and Lidl’s Regional Headquarters and Distribution Centre.

The site, circa 3ha in size (7.4 acres) is situated between Nutt’s Corner Road and the Crumlin River and comprises a section of disused runway partly developed as a poultry farm with nine poultry houses, ancillary buildings, feed bins and hardstanding which is accessed via an existing laneway from Nutt’s Corner Road. The extant Antrim Area Plan 1984-2001 identifies the site as within the countryside.

The site which is relatively flat throughout is bordered by agricultural fields to the west, grassland within the curtilage of the former airfield to the north and south and the disused runway continues to the east.

Strategic Matters

We **advocate** A&N Councils Preferred Option for a 'Rural Strategic Employment Location' at Nutt's Corner.

The Council has proposed a co-ordinated approach preferring Option 2 which advocates a RSEL and encourages suitable employment opportunities at this key location.

The POP notes that Nutt's Corner;

'has been attractive to developers and some large scale commercial development has taken place here in recent years, mainly in the form of large warehouses and a major distribution centre'.

There is a favorable planning history in the wider area which includes, amongst others:

- Storage/Distribution centre (T/2013/0080/RM);
- Lidl's Regional Headquarters and Distribution Centre (T/2013/0275/F and T/2014/0246/F);
- Driver Training Centre (LA03/2016/0812/PAN and LA03/2016/0305/PAN); and
- Industrial development providing floorspace for classes B1(c) Research and Development, B2 Light Industrial, B3 General Industrial and B4 Storage and Distribution (LA03/2017/0133/F).

The Council also published also a number of background papers including the *'Facilitating Economic Development Evidence Paper'* which highlights that;

'Whilst not zoned for any particular use, land at Nutt's Corner has also been developed for employment and industry use. A Regional Headquarters and Distribution Centre has been constructed by the retailer Lidl at a site adjacent to Nutt's Corner and the Dundrod Road – a development which in itself highlights the strategic location of the Borough. In addition, CLAAS/Erwin AgriCare now operates a 2,000 square metre agricultural showroom and service workshop on the Nutt's Corner Road. Other operations currently ongoing in the vicinity of Nutt's Corner include those by Solmatix Renewables and Conveyortek.'

In closing, we advocate the Councils preferred Option 2 which would protect the existing land use of the Nutt's corner area.

Site Specific Matters

The following sets out the high level merits of the land. The site is well screened by mature hedgerows along Nutt's Corner Road and long range views from Ballydonaghy Road to the south are limited.

The site is accessed via an existing laneway from the Nutt's Corner Road and adequate visibility splays are in place. There are a number of other access points to the wider airfield located off Nutt's Corner Road and Moira Road (A26). The POP acknowledges that Nutt's Corner *'benefits from excellent access to key transport links being situated almost midway between the M1 and M2 Motorways,'*

Given that the site comprises previously developed land/part of a previous airfield and its present landuse as intensive farming, Moy Park seek to safeguard the sites future development potential for economic use and therefore respectfully request that their holding is included within any future zoning.

Consequently, by including this land within an RSEL it offers an opportunity to secure the lands for the development of employment uses and would form a natural extension to the existing Nutt's Corner Business Park.

In terms of any environmental constraints (Annex 2), the site is not affected by flooding or high levels of surface water nor is it located in proximity to any protected built heritage features. There are no environmental designations within 5km of the site.

I trust this representation is clear in setting out our advocacy of the strategic matters and our intention to advocate the said lands moving forward.

Should you require any further information and/or clarification, please do not hesitate to contact me.

Yours Sincerely,

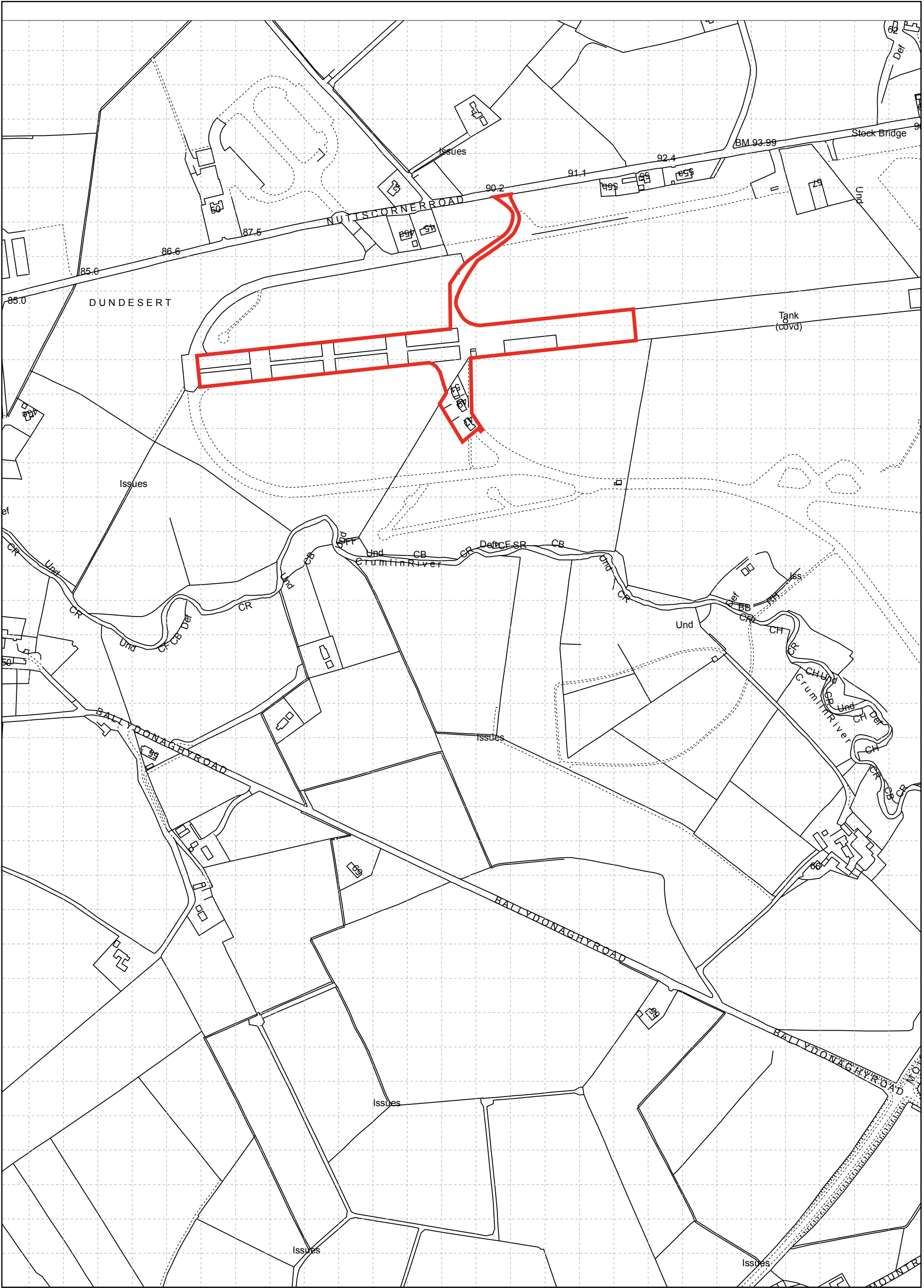


Gavin McGill
Planner

Enc.

Cc. Mr. Simon Oborn – Moy Park
Mr. Brian Gibson – Moy Park

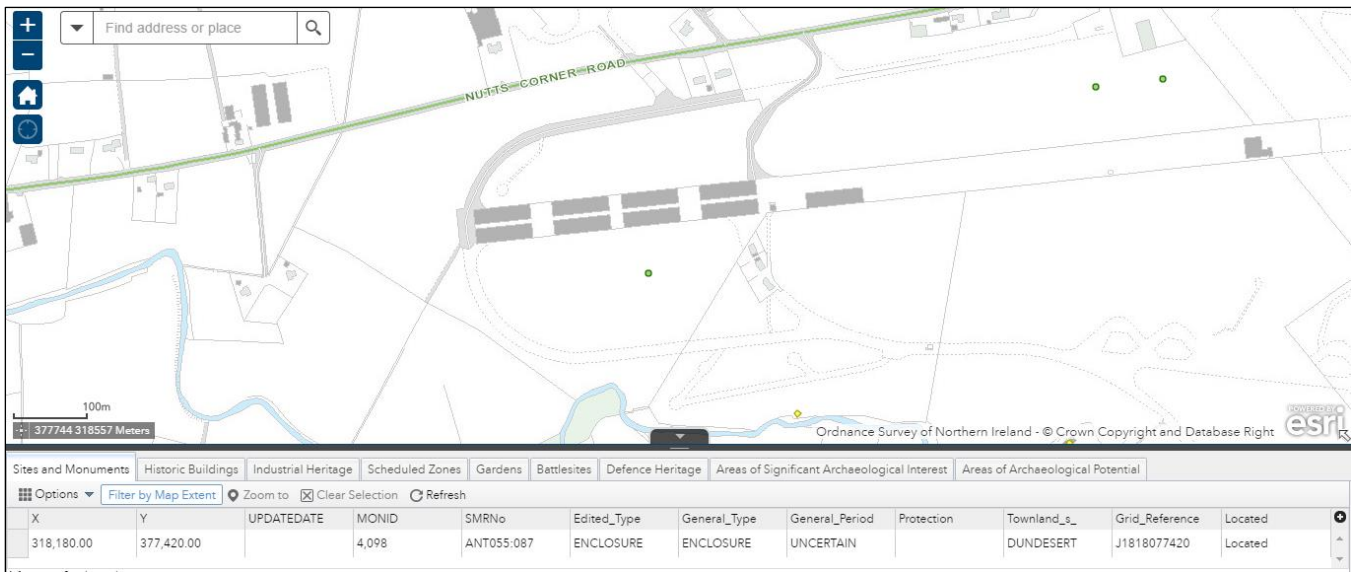
ANNEX 1 – SITE LOCATION PLAN



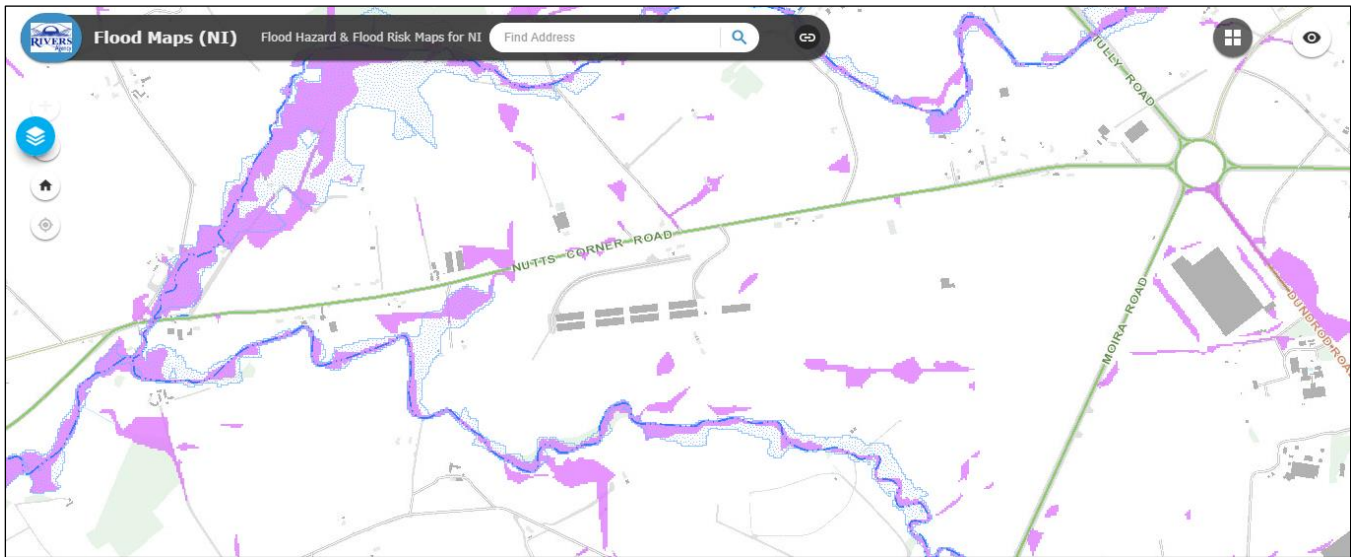
SITE LOCATION PLAN

14 March 2017
Scale 1:5000 @ A3

ANNEX 2 – DAERA STRATEGIC FLOOD MAP, BUILT AND NATURAL HERITAGE EXTRACTS



- The built heritage viewer indicated the existance of an unprotected enclosure to the south.



- The site is not affected by flooding / high levels of surfaces water.

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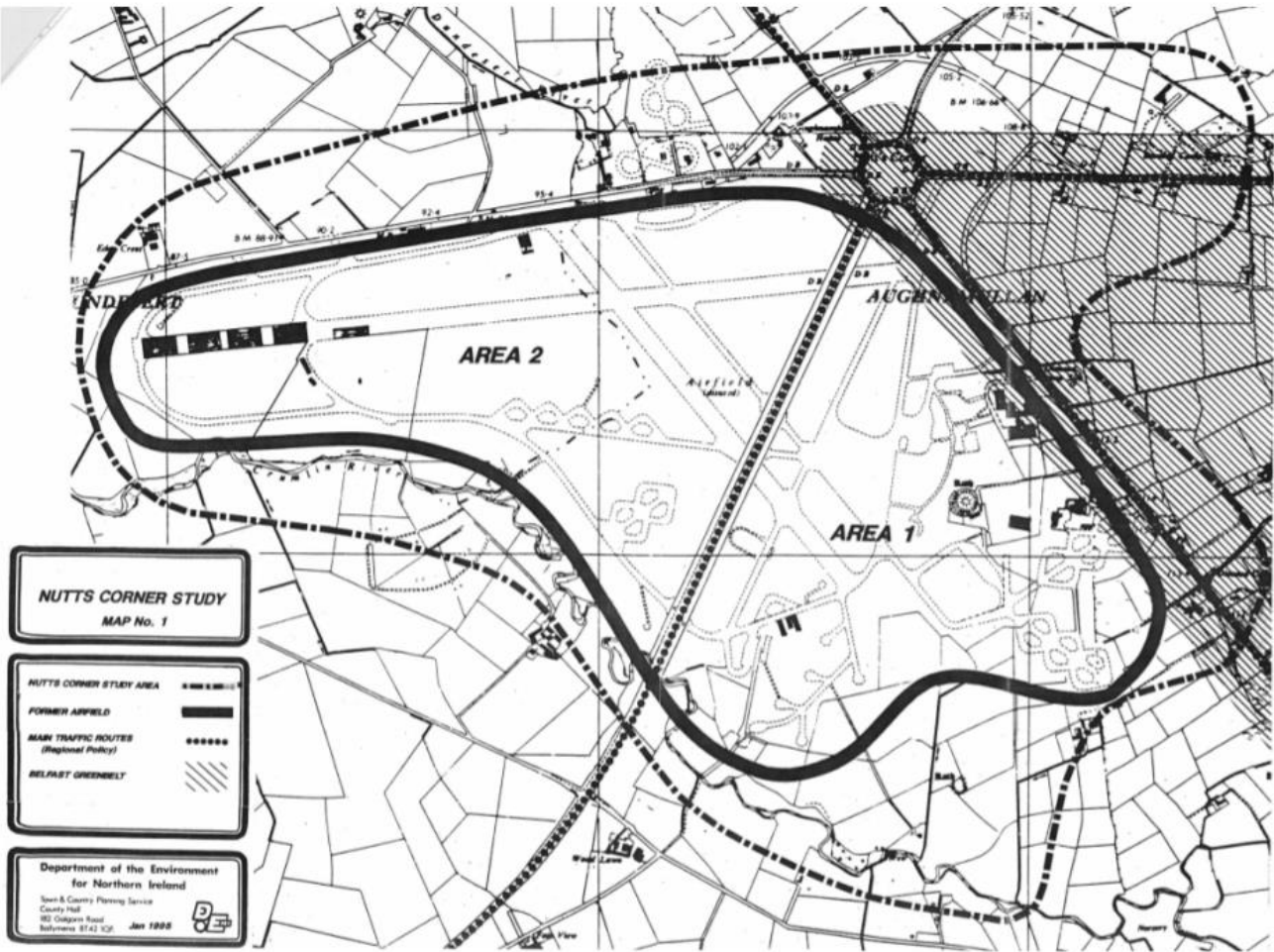
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ANNEX 2

EVIDENCE PAPER: 3 ECONOMIC GROWTH EXTRACTS

Figure 4: Nutts Corner DCAN Extract Illustrating Policy Areas



Source: DoE DCAN, 1995

Figure 1: Existing Development at Nutts Corner, October 2018

